

APPROVED FINAL MINUTES OF PLANNING MEETING
JANUARY 14, 2013 PLANNING AND ZONING COMMISSION

Chairman, Robert Maquat, opened the meeting at approximately 7:10pm
Regular Members present: Robert Maquat, Steve Carlson and Wallace Williams
Regular Members absent: Paul Dominianni and Milan Spisek
Alternate Members present: Ross Ogden and Robert DeVellis
Alternate Members absent: Ray Martin
For the record: Ross Ogden was appointed to vote for Paul Dominianni and Robert DeVellis was appointed to vote for Milan Spisek.

PLANNING MEETING

1.) Agriculture in Easton

Conservation and preservation of local farmland is one of the major recommendations of the Town Plan of Conservation and Development, adopted in 2007. Jean Stez-Puchalski, Chair of Easton's Agricultural Commission, reported on her commission's work and addressed some of the concerns farmers had related to land use policy, town regulations, and goals for the 2016 Town Plan. The two commissions will work together to review our policies in order to continue to support agriculture in Easton.

2.) The Village Center at Sport Hill, Banks and Center Roads

Recently received site plans for 440 Sport Hill Road (Easton Village Store) and 450 Sport Hill Road (Frank Lisi) bring to our attention a potential need to plan for the future development of the area, as recommended in Chapter 10 of the current Town Plan.

3.) Old Staples School

The Land Use Director, John Hayes, is in the process of developing a long-term plan for future allocation and development of parking space on site to be presented for discussion and recommendation to the Board of Selectmen. It was noted that a certified letter should go to the Easton Country Day School attaching the previous letter sent by Easton Country Day School to Planning and Zoning to remind Easton Country Day School of their responsibility to comply with the conditions of their special permit and their lease.

Added to the Agenda:

A. Motion was made by Robert Maquat, seconded by Steve Carlson, to add to the agenda the discussion of the formal approval of proposed Settlement Agreement in the matter of Mountain Wood Trail, LLC v. Easton Planning and Zoning Commission. The vote was unanimous, 5-0, motion carried.

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Added to the Agenda (continued):

- A. A brief discussion was held regarding the following items. The chairman noted that the Land Use Director had reviewed the following and found them to be acceptable:
1. Docket Number FST-CV12-6015823-S Mountain Wood Trail, LLC v. Easton Planning and Zoning Commission, now pending in the Superior Court for the Judicial District of Fairfield at Bridgeport dated January 9, 2013, entitled "Settlement Agreement".
 2. Attachment entitled Sketch "A", submitted by the applicant, showing a specific terminus from Fensky Road and a short turnaround at the end of Lot 8.
 3. Declaration Of Driveway Easement And Maintenance Covenant.

Motion was made by Robert Maquat, seconded by Wallace William, to formally approve the modifications regarding the "Settlement Agreement", with attachments: Sketch "A", and the "Declaration Of Driveway Easement And Maintenance Covenant", as revised, January 9, 2013. The vote was unanimous, 5-0, motion carried.

- B. Motion was made by Robert Maquat, seconded by Steve Carlson, to add to the agenda the discussion of the "Access and Utility Easement" for 212 Beers Road. The vote was unanimous, 5-0, motion carried. The Chairman noted that the Land Use Director, John Hayes, had reviewed the document and found it to be acceptable.

Motion was made by Robert Maquat, seconded by Steve Carlson, to approve the "Access and Utility Easement" for 212 Beers Road, as it was reviewed by the Land Use Director and now deemed to be acceptable. The vote was unanimous, 5-0, motion carried.

- 4.) Master Plan for Town-owned Tract on Morehouse Road (site of Staples School, recreation fields, animal control shelter, etc.). The chairman gave a brief progress report regarding the Master Plan for Morehouse Road. It was noted that Mr. Broadbin recently went to the Conservation Commission for their input.
- 5.) Wireless Telecommunication Facilities Study
The chairman noted that the report on cell tower coverage now due from the Connecticut Siting Council has not yet been received and that the Land Use Director would be contacting them as to the expected time of receipt.
- 6.) Historical and Archaeological Conservation in Easton
A comprehensive analysis of Easton's HOA resources was conducted in 2008 and 2009 as recommended in the Town Plan, and the consultants for this study presented an illustrated summary to the Commission in April 2012. There was no discussion of this item.

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7.) Desirable Amendments to Town Regulations

- a) Subdivision regulations – for bonding requirements, advance application fee payments, prohibition of construction work prior to recordation of approved plan.
- b) Zoning Regulations – for signs, land filling and regrading, site development standards, accessory apartments, others.

There was a brief discussion of these planning items and the need for subcommittees to assist the Land Use Director concentrate not only on the above items but several other items on a priority basis. We will discuss this at our next meeting.

At approximately 8:30pm motion was made by Steve Carlson, seconded by Wallace Williams, to adjourn the meeting. The vote was unanimous, motion carried.


Margaret Anania, Recording Secretary

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